



MAMHILAD PARK ESTATE

Newsletter • Issue 1

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Welcome

to 2016, and the first newsletter of its kind produced by us. The nature of Mamhilad Park Estate has changed immeasurably over the last few years and we wanted to inform everybody who works here about the diverse make up of occupiers on site and the changes which are ongoing around the estate.

Over the last two years we have undertaken about 60+ lettings mainly within the Listed former Dupont building. We have a long list of occupiers on site for whom Mamhilad Park Estate is an ideal location. The rents are competitive, there is great flexibility for tenants as we do not require long lease commitments and the site is well situated for easy road access to the M4 as well as throughout Monmouthshire and well beyond. We aim to work with businesses as a genuine partnership and quite a few occupiers have taken additional space or moved elsewhere on the estate as their needs have changed and the businesses expanded.

More recently we have been busy throughout the office park. There are many alterations which are ongoing at present. Some will have noticed the LED lighting inside and outside the office buildings, the introduction of traffic calming measures, the resurfacing of the Mamhilad House car park and other cosmetic changes such as water and energy saving facilities. When the weather improves we will be repainting all the road markings. We hope that the new CCTV security system will be in place early in the New Year and new estate and building signage will be visible quickly too. We hope the increased maintenance of the landscaping has been well received and that the long awaited woodland walk appears soon.

The café, nursery and gym continue to be both well used and major attractions, but this is your opportunity to tell us what else you would like to see on site.

Finally there is a perception that the office park is home only to major organisations and is full. Part of our company's strategy for 2016 is to encourage additional office occupiers to Mamhilad Park Estate as we can accommodate a diverse range of occupiers requiring everything from a single room to individual floors or more. We have invested in state of the art facilities within the newly upgraded former Board Room within the top floor of Mamhilad House A which is now available to let for conferences (for up to 75 people) or presentations at a modest cost, with dining facilities from the café, and we have refurbished offices immediately available. We also expect to introduce selective artwork in some of the office common areas as we work with local educational establishments.

The message is clear; Mamhilad Park Estate is **"the business location of choice"** locally. We wish to make this a better location for us all and to welcome more occupiers on site, whether office or business space and whether large or small businesses. If you have friends, family or contacts requiring new space, please ask them to contact us at enquiries@jeuk.co.uk

On behalf of all of us at Johnsey Estates may I wish you a very happy New Year.

James Crawford

WELCOME TO MAMHILAD

AJ FIRE WOOD
AERIAL PHOTOGRAPHY WALES
CAFÉ ON THE PARK
CROSSFIT SHADOW VALLEY GYM
DAYS TAXI
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MONMOUTHSHIRE HOUSING ASSOCIATION

MOTO X SPARES
NEIL KING
NT ASSOCIATES
TRANSPART UK
USK VALE JOINERY



Wendy Nutman, who many of you will know, has retired from her executive duties at Johnsey Estates after a career which started with the forerunner of the company over 60 years ago.

This is a remarkable achievement by anybody's standards.

She started work for the late founder of the company, Terry Johnsey to whom she was related, at the age of 14 and was a remarkable support to Terry and his wife Margaret with whom she helped to build the business. She formed an enduring close

friendship with the Johnsey family and is much admired for her devotion, loyalty, common sense and acumen as well as humour.

We are fortunate that Wendy has agreed to remain a director of the company in a non-executive capacity. Meanwhile we wish her a long, happy and healthy retirement which she deserves so richly.

CHRISTMAS GET TOGETHER



Father Christmas visited all the children at Little Stars Nursery before Christmas.

COMING SOON!!!

The estate layout plan will be available for all visitors upon arrival.

CHARITY RUN

We are the main sponsors for the St. David's hospice charity 10k home run on the 28th February 2016. Starting and finishing at Pontypool Park the route runs along our road frontages.

For further information, sponsorship details or to donate please visit: www.justgiving.com/Johnsey-Estates?newPage=True

MEET THE MAMHILAD PARK ESTATE MAINTENANCE TEAM



BACK ROW L-R: KIERAN, DAVE, RUSSELL (MANAGER), ROGER, DAN
FRONT ROW L-R: COLIN, NICK, WIGGIE, TONY